

**Minutes of the Meeting  
September 3, 1998**

Projects Reviewed

Convened: 8:00am

Fourth & Madison Tower (subcommittee)  
Cedar Facilities Projects  
WSCTC Expansion Project  
Seattle Center Central Plant  
Last Open Space in Lake City  
Sand Point Junior League Playground  
Volunteer Park Conservatory Roof Replacement

Adjourned: 4:00pm

Commissioners Present

Barbara Swift, Chair  
Moe Batra  
Carolyn Darwish  
Gail Dubrow  
Bob Foley  
Rick Sundberg

Staff Present

Vanessa Murdock  
Peter Aylsworth  
Rebecca Walls

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090398.1      Project: **Fourth & Madison Tower**  
                  Phase: Alley Vacation (subcommittee: Swift, Dubrow, Sundberg)  
 Previous Review: June 4, 1998; July 20, 1998  
                  Presenters: Jack McCullough, Phillips McCullough Wilson Hill & Fikso  
    Ev Ruffcorn, Zimmer Gunsul Frasca Partnership  
                  Attendees: Beverly Barnett, Seattle Transportation  
    Rob Hollister, Hines  
    Vince Lyons, Construction and Land Use  
    Roger Sawicki, Martin Smith Real Estate Services  
    Allyn Stellmacher, Zimmer Gunsul Frasca Partnership  
    Don Surina, Hoffman Construction Co.  
                  Time: .5 hr. (hourly)

The proposed mixed use development, with office and commercial retail spaces, would occupy approximately three quarters of the block between Third and Fourth Avenues and between Marion and Madison Streets. In response to previous subcommittee comments, the proponent presented a Statement of Design Principles, Programmatic Intent, and Examples of Implementation for the pedestrian environment and public amenities.

### ■ Design Principles

- THE STREET FACADE — creating a quality pedestrian environment
  - | Promote pedestrian interaction
  - | Design facades of many scales at street level
  - | Provide active—not blank—facades
  - | Reinforce building entries
  - | Provide overhead weather protection
- PUBLIC AMENITIES — enhancing the streetscape and open space
  - | Provide inviting and useable open space
  - | Enhance the building with landscaping
  - | Provide elements that define the place
  - | Provide appropriate signage
  - | Provide adequate lighting
  - | Design for personal safety and security

### ■ Future Building Design

#### Discussion:

- Sundberg:** I appreciate your response to our previous comments and requests.
- Swift:** I have some concerns about the choice of verbs in some of the “implementation” statements— the use of may, maybe, and could rather than verbs like shall, will, et cetera. These statements need verbs of proactive intent to verbally strengthen your commitments.
- Dubrow:** The items listed in the implementation statements are the public amenities that justify the alley vacation. You may need to state that some items are “pending Seattle Transportation approval” rather than stating that they “may” or “could” be implemented. I see an intent to create a generous package of amenities that will

- weave the project into the streetscape. By strengthening your commitment in the wording of these statements, you'll make that intent more clear.
- McCullough:** The use of "may" and "could" verbiage relates both to the need for Seattle Transportation and Metro to approve any of the non-standard amenities and to the project being early in the design process.
- Swift:** You have stated previously that you want to design for the scale of human activities, such as passing through and lingering, within the building. I encourage you to consider the same human activities in designing the exterior. My sense is that you are providing activating and scaling elements around the building entries. I urge you to think holistically about all of the scaling elements around the entire building. I encourage you to consider overhead protection along Madison and Marion for when the building is not open to the public.
- Dubrow:** In many cases you have made aesthetic statements while suggesting a particular approach. The landscape element that is simply about maximizing or providing needs to have a particular approach suggested with an aesthetic commitment. Refining that principle in terms of what kind of approach is appropriate would be in keeping with the tone of the other principles. Linking the landscape principle to some of the other commitments would allow the landscape to be integrated with public art, scaling elements at the entries, overhead canopies, and the transit stop as a way of weaving the package together.
- Swift:** In terms of the negotiations with Seattle Transportation regarding streetscape enhancements, we have found the city arborist to extremely flexible and helpful. I would like to have a discussion about the nature of improvements in the public ROW. Rick has made references to the paving on Fifth Avenue in terms of an elegant, but minimal, non-corporate solution.
- Ruffcorn:** I agree.
- Sundberg:** Philosophically, we have had to move toward a strong distinction between the public and private realms. The city standard streetscape elements are not necessarily the lowest common denominator when they are carefully and thoughtfully constructed.
- Dubrow:** In several implementation strategies listed here an artist is an important addition to the team. By what process will the artist be selected and engaged in the project?
- Ruffcorn:** I would suggest a process similar to what we have done in other projects. We would form a committee made up of the architect, owner, and a qualified artist to assist in selecting an artist or a team of artists as well as to look at the various opportunities for artist involvement. The first decision to be made is whether the art is to be integrated or applied after completion. If it is to be integrated, then the artist needs to be on board early in the design process.
- Dubrow:** I suggest that you consult the Seattle Arts Commission for information about available processes for choosing an artist.
- Swift:** I sense that the subcommittee is supportive of the project and it seems that the design principles document becomes a tool with which the Commission, the city, and the proponent can proceed. I suggest that the proponent evaluate these guidelines in terms of what it means to change the wording from "may" and "could" into more proactive terms. My experience has been that when you move from may to shall, it requires a thorough evaluation of the strength of your commitment. This should help you solidify your own commitments and give the Commission, the Council, and DCLU a tighter document to work with which will probably simplify future discussions.

**Dubrow:** I would like to have an exploratory discussion of how this set of principles will impact the design in terms of what direction it is headed in.

**Ruffcorn:** There would be significant impacts on the building entries. We would probably focus first on developing the entries as visible, active places augmented with either art, furniture, or landscaping. The Third Avenue entrance would also include a transit shelter somehow integrated into the design. The involvement of an artist also needs to be decided quickly. It is difficult to separate any of the principles because they all work together.

**Sundberg:** There may be a way to get an artist involved early in the role of coordinating the effort and really understanding what the opportunities are. There could be a number of artists involved in the project depending on the opportunities. I understand that there are budgets involved and the artist involvement can't be too extravagant, but it should be adequate to provide a high quality art program and should be established early in the process.

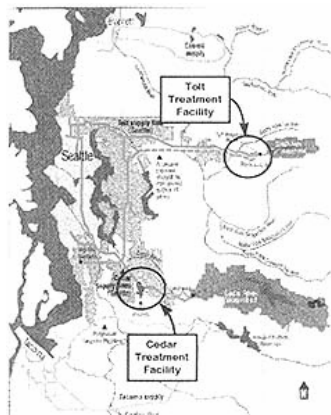
**Dubrow:** I have two comments supportive of Rick's statements. The first is that it's crucial to define the scope of an artist's work in the effort to enhance the entries; is the artist involved in designing benches, or in integrating the building elements. Defining the scope of work for the artist will also help establish the level of collaboration between architect and artist. The second comment has to do with a clear budget for the artist and the possible need to amend the architect's contract to include adequate time and budget that allows for full development and collaboration with the artist. I strongly recommend that you widen the scope of work for the artist so that it is the process of entry making as it intersects with the architecture rather than a decoration of the entry.

**Action:** **The subcommittee greatly appreciates the development of the design principles as a workable tool for evaluating the project's development. The subcommittee continues to support the project and will recommend conditional approval to the full Commission with the following comments and recommendations:**

- **strengthen the nature of the commitments to public amenities through the use of proactive verbs that make full commitments;**
- **encourage the early development of the collaborations, with Metro and an artist, necessary to implement the principles;**
- **develop a scope of work for the artist in the next phase of design that will strengthen the sense of entry**

090398.2      Project: **Cedar Facilities Projects**  
                  Phase: Briefing  
                  Presenters: Scott Haskins, Seattle Public Utilities  
                                  Liz Kelly, Seattle Public Utilities  
                  Time: .75 hr. (0.3%)

The Cedar water supply system is comprised of multiple facilities and processes. Water is first diverted from the Cedar River at Landsburg where it is chlorinated and fluorinated. It is then piped to Lake Youngs for retention. After additional chlorination it is piped to various distribution reservoirs in the Seattle area. The Cedar River water system is larger, has more components, and is more complex than the Tolt water system.

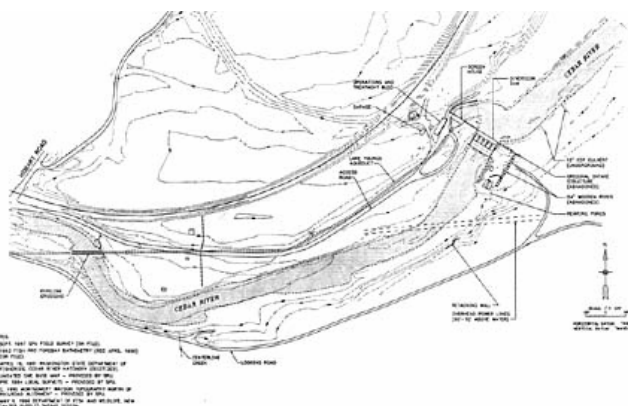


Seattle's water supply



Aerial photo of Cedar River Watershed

The Cedar Facilities Projects will include Cedar Treatment Facilities at Lake Youngs, with a new ozonation facility, new intake, pump station, and piping improvements. Also included is a Lake Youngs mixing system with flow regime improvements and a Landsburg Master Plan with fish facilities, flood passage upgrades, improvements to the aqueduct crossing, and treatment facility upgrades. The new ozonation treatment at Lake Youngs Reservoir will provide reliable public health protection, provide flexibility to meet future regulations, and address taste and odor issues. The treatment site has been narrowed to a 400 acre area at the northeast end of Lake Youngs.



Landsburg Diversion Master Plan

The Draft Environment Impact Statement (DEIS) is nearing completion. Implementation strategies are currently being developed and delivery methods should be identified by early 1999. Phase II — Implementation, including the development of a risk matrix, performance standards, and draft service agreements, will begin in early 1999.

**Discussion:**

- Swift:** There is a growing metropolitan area near the Cedar River watershed which raises the issue of facility longevity and how this 50 to 100 year investment will fit into a changing area.
- Haskins:** Until recent years, Lake Youngs was an isolated area. The Landsburg Diversion facility has a public park and we are planning to introduce fishery components. These raise issues of public access to the site as well as cost limitations.
- Dubrow:** Given the public nature of this facility, I suggest that scoping be done early with a person designated to develop a set of design guidelines and principles that address the facilities massing, environmental integration, and contextual fit. I am thinking of design principles that go beyond the engineering aspects of the project. Contextual integration is a very important issue with this project.
- Haskins:** We have a Master Plan for the Landsburg facilities. Some planning work has been done there and at Lake Youngs. We have also tried to give perspective proposal teams some flexibility. Landsburg has limited space and will probably have the most public access, given the fishery components.
- Dubrow:** I am thinking about some sort of transition between the site planning and architecture. It seems that a set of performance standards or goals for the design aesthetics and integration would be appropriate.
- Haskins:** We should probably develop those principles or guidelines during Phase 2 of the project, before the design process begins.
- Dubrow:** What are the cultural resource issues regarding these projects?
- Kelly:** I am not really sure at this point. Landsburg has some old buildings that may be candidates for the Historic Register.
- Haskins:** This project is very different from the Tolt Reservoir facility because the Landsburg site has already been developed.
- Dubrow:** How do you plan to handle a cultural resource analysis?
- Kelly:** It is not yet decided, but probably won't be done in-house. It is a task that the project team is identifying in this phase.
- Haskins:** It may be partially covered in the EIS.
- Walls:** Is the Cedar River Visitor Center part of this project?
- Haskins:** No, it is up river approximately 15 miles. We are trying to tie the projects together as much as possible. We are now calling it an Educational Center because of the teaching and educational programs offered at the site.
- Batra:** Will the presence of fish jeopardize the water quality?
- Haskins:** The fish ladders will be designed for Coho, Steelhead, and Chinook Salmon. We have studied their impacts on water quality and don't see any problems. Saukeye Salmon, however, may not be allowed to swim above the Landsburg Diversion facility because of potential water quality issues. A hatchery facility will probably be included down river from the Landsburg Diversion facility. We are also improving the habitats above and below Landsburg.
- Kelly:** The water is currently chlorinated at the Landsburg Diversion facility, and will likely continue to be chlorinated once the new treatment facility at Lake Youngs is completed. Water is chlorinated as it leaves Lake Youngs and at local reservoirs in the Seattle area. The chlorination process at Landsburg is primarily an attempt to keep the pipes to Lake Youngs clean, reducing maintenance. Water will never re-enter Lake Youngs after being treated at the ozonation facility.
- Foley:** There have been debates in the past about logging portions of the watershed as a means of offsetting project costs. Is that still an issue, or has it been resolved?

- Haskins:** It is a question of how logging would impact the habitats. The Master Plan that should be adopted next year will resolve that issue. The Master Plan will go through a 60 day public review process in a couple of months. Whether or not to log in the watershed is one of the issues yet to be decided by City Council. The Habitat Conservation Plan is a \$100 million program and funding it is a major issue. Sale of property and timber have been the primary sources of funding in the past. Reduced logging would require alternative revenue sources.
- Foley:** Will untreated storm water runoff from the residential area around Lake Youngs impact the treatment facility or the water quality?
- Kelly:** In most cases that is a major consideration, but in this case it is not an issue. There is basically a containment dike around Lake Young separating it from the residential areas. All of the runoff is piped elsewhere.
- Haskins:** The treatment facility site will also have runoff containment.
- Kelly:** The land around the treatment facility is a real habitat treasure, with wetlands and wildlife.
- Action:** **The Commission appreciates the briefing at an early stage in the project as well as the opportunity to participate in the project's development. The Commission makes the following comments and recommendations:**
- **develop design guidelines and principles, given the public nature of the site, that will ensure environmental and aesthetic fit within the surrounding context;**
  - **include the design guidelines and principles in the project scope, retain a suitable consultant or consultant team to develop them, and present them to the Commission prior to design of the facilities;**
  - **continue to foster an ongoing dialogue with the Commission as the project develops;**
  - **Design Commission would appreciate an opportunity to visit the existing Landsburg Diversion facility and the Lake Youngs treatment facility site.**

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090398.3      Project: **WSCTC Expansion Project**  
                  Phase: Briefing  
      Previous Review: May 21, 1998; March 19, 1998; January 8, 1998  
          Presenters: Chuck Hartung, WSCTC  
                  Carolyn Law, Art Coordinator  
      Attendees: Beverly Barnett, Seattle Transportation  
                  Shane Dewald, Seattle Transportation  
                  Chris Eseman, LMN Architects  
                  Mark Hinshaw, LMN Architects  
                  Daniel Johnson, WSCTC  
                  Matt Lampe, Executive Services Department  
                  Vince Lyons, Construction and Land Use  
                  Marilyn Senour, Seattle Transportation  
                  Linda Willanger, WSCTC  
          Time: .75 hr. (0.3%)

A conditional use permit for the WSCTC Expansion project has been approved by City Council and a manual is currently being developed to monitor the conditional elements. The Design Commission will continue to review the project and the Council will monitor its development quarterly. The Office Tower component, not dependent on the street vacations, is currently in the Master Use Permit (MUP) process and the McKay site MUP is awaiting a State Supreme Court ruling. The street vacations will then be reviewed for approval, followed by the northwest block development.

The Council conditions relating to the project's physical character include:

- the Convention Center will fund lighting in the 4 Column park, northeast of the project, at a cost of \$20,000;
- six surface planters on the Pike Street bridge over I-5, to be installed at start of construction and maintained by the Convention Center;
- installation and maintenance of hanging baskets on existing poles along the Pike Street bridge;
- relocation of the sculptural element in front of the main lobby entrance to an undetermined location adjacent to 4 Column park;
- fabrication and installation of banner brackets along Pike Street bridge to be designed by the surrounding community.

The Museum of History and Industry (MOHAI) has officially agreed to co-develop the site on the northeast corner of Pike Street and Eighth Avenue. The Convention Center will be constructing the exterior and MOHAI will complete the interior construction. The schematic design for the MOHAI facility is currently awaiting cost estimates and will be presented to the Convention Center Design Committee on September 16<sup>th</sup>. Design Commissioners are invited to attend this review.

Many previously undecided issues regarding the art enhancement budget and the location of sculptures have been resolved, allowing the artists to develop the sculptural elements. The vertical sculpture elements have gone through many iterations since the previous presentation. The exit door design, an abstracted honeycomb pattern, has not changed since the previous presentation. Artist involvement in the Eighth Avenue tunnel will include treatments of the metal armatures for trolley wires and lighting.

#### **Discussion:**

**Dubrow:**    What is the time frame that MOHAI is committed to?



- Hartung:** MOHAI will be a part owner and developer, similar to the Convention Center, rather than a tenant.
- Dubrow:** Have you had any discussions with the neighborhood about the easternmost sculptural piece?
- Law:** We have had some initial meetings with neighborhood residents.
- Swift:** It seems that you have selected a group of artists that can work within the context of the neighborhood while integrating the art elements into the overall project.
- Law:** The neighborhood also has the intent of integrating the sculpture into the larger project.
- Dubrow:** Why is the sidewalk paving on the southeast side of Pike Street not being replaced to match the new paving?
- Hartung:** There isn't any construction occurring on that block. The existing sidewalk is only about ten years old and is in good shape. We plan to apply the same paving pattern to the surface without replacing the existing concrete.
- Dubrow:** The artists seem to be working under tremendous constraints, magnified by having the strong entry piece moved to the east end.
- Law:** There will still be a sculptural piece near the entry, just not in line with the glazing of the atrium. The arts committee had concerns about competition between the lobby mobile sculpture and other sculptural elements outside the main entry doors. The foundations for the sculptures are in the construction documents now and the locations are set. Many of the previously unresolved issues have been dealt with, allowing the artists to concentrate on developing the design and integrating it into the whole project.
- Dubrow:** I am glad to hear that the vertical sculptures will still have some presence near the entry. I am eager to see the new sculpture design.
- Hartung:** Since the sculptures were last presented to the Commission there have been many iterations and the liveliness of the original design has returned.
- Dubrow:** There seem to be some unresolved questions regarding the role of the Council, Design Commission, and Arts Commission in reviewing the artwork.
- Swift:** The arts plan is part of the Council conditions. It would be wise for the Council to use the Arts Commission for review of the sculpture. The Design Commission is interested in how the pieces are integrated into the entire project. Perhaps we need to pursue a joint review with the Arts Commission.
- Law:** We have presented to the Arts Commission. There have been a lot of complications in how the city operates and facilitates this project.
- Swift:** The city may need to revise its procedures to more efficiently handle this project.
- Lampe:** The Council seemed to take every opportunity to avoid reviewing the actual sculptural elements. The issue of placing the art on the sidewalk is one that the Design Commission is mandated to advise Council on.
- Dubrow:** The Design Commission will review the art in terms of urban design objectives, but I am concerned that the artists may not receive a formal public review of the art itself.
- Law:** The artwork design has been undeveloped due to many other unresolved issues. It will be important for the Arts Commission to establish their role in the process.
- Swift:** Perhaps the sculpture pieces could be reviewed jointly by the Arts and Design Commissions as Unique Objects in the ROW. It would be an ideal opportunity for pursuing that role.
- Dubrow:** A joint review would add continuity to the Commission's comments. What is the arts budget?

- Law:** The Convention Center continues to be flexible in its effort to provide a quality streetscape. We have had a wide range of estimates on the special paving, but the Convention Center is committed to completion of the other art program elements.
- Hartung:** The total art enhancement budget is \$225,000. We are trying to finalize the streetscape budget so that the artists will have a more fixed amount to work with. It will be approximately \$140,000.
- Swift:** I appreciate the continued efforts of all those involved in supporting this project. The Design Commission will attempt to improve collaboration with other city agencies.
- Lampe:** Another factor is the involvement of the Convention Center's Public Art Committee. We need to be sensitive to their role, as an existing outside body of artists, in reviewing the art elements.
- Law:** Phyllis Lamphere has been a valuable link to the Public Art Committee as the project has developed. We are working to maintain the positive relationship with the Committee.
- Dubrow:** The Unique Objects in the ROW is an appropriate venue for a joint Arts and Design Commission review process.
- Law:** We can present the artwork to a joint panel once it has been sufficiently developed.
- Dubrow:** I think that the surface treatment of the existing sidewalk at the southeast corner will add a sense of energy in its somewhat unfinished appearance. It may be a way to build into the project more ongoing design elements.
- Swift:** What is the current project schedule?
- Lyons:** The building permit, for the lobby and the Convention Center facades integrated with the office tower, is scheduled to be issued in mid-October, pending Design Commission approval of particular conditions.
- Dubrow:** The issues regarding the lobby and Convention Center entry were significant. I would like to review them together with the streetscape as a whole design package.
- Hartung:** The permit issuance schedule may change, but Design Commission review in October would be favorable.
- Dubrow:** Are there any design elements that you think are in jeopardy through enforcement of the conditions?
- Hartung:** No, we have accepted the conditions. Most of the work has been done. Future reviews of the facilities by the Council, during the street vacation process, may result in changes to the design.
- Barnett:** I think we can expect some alterations to the design as a result of the Council's final review, although it is difficult to predict what they will be. The Council has shown interest in the open space, lighting, and streetscape issues.
- Swift:** The Commission has been asked to meet with Councilmembers in the coming weeks to discuss the project.
- Action:** **The Commission greatly appreciates the briefing. Given that the art component satisfies both urban design and public art objectives, the Design Commission recommends the Arts Commission as the appropriate body to offer advice on the City Council conditions regarding public art. The Design Commission will continue to review the art component as an urban design element. The Commission will endeavor to improve coordination with the Arts Commission, DCLU, and the City Council.**

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090398.4      Project: **Seattle Center Central Plant**  
                  Phase: Pre-design Briefing  
          Presenters: Dave Buchan, Seattle Center  
                          Mark Reddington, LMN Architects  
                          Rob Wickmeyer, LMN Architects  
                          Moira Gray, Seattle Transportation  
                  Time: .5 hr. (0.3%)

The existing Central Plant for the Seattle Center is located in the basement of the Opera House. The heating and cooling systems date back to the World's Fair and the chillers have been in operation since 1962. The existing 1100 ton chilling capacity is not adequate to provide cooling for all Seattle Center buildings.

The new facility will triple the current capacity to provide service to all facilities. It will be covered with a landscaped terrace and open space connecting the future Opera House facility with the International Fountain. The open space and landscaping will also integrate a future north south pedestrian connection from Mercer Street to the Fountain.

The Veterans Hall building, currently being used as a meeting place for a small groups of veterans, for storage of veteran paraphernalia, and by Center maintenance personnel, will be demolished in April 1999 with construction of the new Central Plant in August 1999. The new facility will be built at grade, 25 feet below the grade of the south entry to the Center House.

#### **Discussion:**

- Batra:** Given that the facility will be underground, will there be any problems with flooding?
- Buchan:** We haven't had any flooding problems in the existing building. The new facility will be approximately 25 feet below grade with the east facade open to the service court.
- Foley:** What is the status on the Opera House renovation?
- Buchan:** The conceptual Master Plan is complete and we intend to move ahead with the project. There are multiple committees working on it currently.
- Dubrow:** It is a very complex site. I am having trouble visualizing it, and request that photos be presented in the future. I'm not familiar with the Veterans Hall, is it a significant feature of the Center?
- Buchan:** It is a three story concrete building, built in 1927, with a stucco exterior finish. The lower floor is used by Seattle Center maintenance staff, the second floor is used to store veteran paraphernalia, and the third floor is currently being used as a meeting place for local veterans. We will be providing alternative meeting space for the veteran groups.
- Dubrow:** Have you consulted the Landmarks Board, and if not, will you?
- Buchan:** We have not yet contacted them, but we will.
- Dubrow:** Is it possible to move the building?
- Reddington:** It would be very difficult and costly given that it is built into the hillside.
- Darwish:** If the existing building is an important historical meeting place for veterans in Seattle, is there any chance of restoring it and locating the central plant elsewhere? Perhaps you could create a veterans historic visitor center and charge admission to cover the costs of restoration.
- Buchan:** The Central Plant is strategically located near the center of the complex and feeds all of the Seattle Center buildings through a complicated network of pipes. Relocating the Central Plant elsewhere would result in millions of dollars spent on replacing the network of pipes. The Veterans Hall is not a significant historic

facility for the veterans groups, with less than 10 people using it approximately twice a month. We have considered the impacts of saving the building and how it relates to our mission. We have been wanting to create a more integrated open space north of the International Fountain with a pedestrian connection to Mercer Street. We have to balance the respective needs of the Center and its users.

**Foley:** What will happen to the Doughboy?

**Buchan:** It is being moved this month to the Evergreen Washelli Cemetery at 110<sup>th</sup> Avenue and Aurora Avenue.

**Swift:** This project appears to be a plinth for a landscaped open space. The landscape at the northeast corner of the International Fountain has a wonderful sort of chaotic character unique within the campus. It is important to consider the character of open space at the north edge in relation to the future Opera House and the existing landscape near the Fountain. The next step should be to develop some design principle and guidelines that begin to develop an approach to how the open space relates to existing and future conditions.

**Buchan:** The character of that open space will be very important.

**Swift:** The Seattle Center has an intimately scaled landscape. The design principles and guidelines will serve as a tool for evaluating the project as it develops.

**Dubrow:** It will also be important to consider how the back of the Opera House relates to the service court below. A clear approach as described in principles or guidelines would be helpful.

**Action:** **The Commission appreciates the briefing at an early stage in the project's development and makes the following comments and recommendations:**

- **develop a set of design principles or guidelines for the proponent and the Commission to use in evaluating the project in future reviews;**
- **verify the Veterans Hall's historic significance with the Landmarks Board soon, as it greatly impacts the project;**
- **ensure that the design development does not preclude an east and west pedestrian corridor, should the stadium be removed.**

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090398.5      Project: **Commission Business**

**Action Items:**

- A. MINUTES OF AUGUST 20<sup>TH</sup> MEETING: Approved as amended.

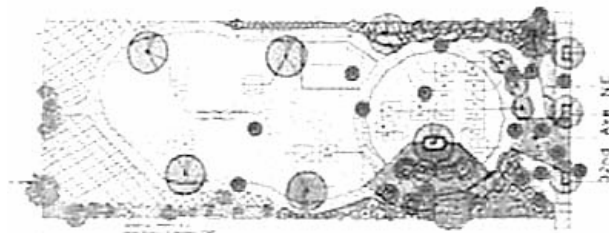
**Discussion Items:**

- B. SDC LANDSCAPE ARCHITECT OPENING: The landscape architect position has been announced and will close on September 9<sup>th</sup>. Qualified applications will be accepted past that date and candidates will be invited to the September 17<sup>th</sup> meeting.
- C. APA BROWN BAG: Commissioners and staff have been invited to make an informational Powerpoint presentation on Wednesday, November 4<sup>th</sup>. It will be held in the Arctic Building room 320, between 12:00 and 1:15 PM.
- D. EXECUTIVE DIRECTOR SEARCH: The search is temporarily on hold due to a reclassification of the position.
- E. LIGHT RAIL REVIEW PANEL UPDATE: Commissioner Layzer will serve as chair. The panel group will convene on a monthly basis.
- F. SDC HANDBOOK: Aylsworth reported on the continued development of the Design Commission Handbook. The final version should be distributed in October.
- G. HOLLY PARK - PHASE II: In Phase I of the project, the Design Commission was involved in establishing the Holly Park Design Review Committee. Commissioners Darwish and Foley will form a subcommittee for Phase II of the project.

090398.6      Project: **Last Open Space in Lake City**  
                  Phase: Construction Documents  
          Presenters: Don Bullard, Parks and Recreation  
                          Henry Boyar, Boyar & Associates  
                  Time: .5 hr. (0.3%)

The proposed .86 acre park is located on 32<sup>nd</sup> Avenue Northeast and one half of a block south of Northeast 143<sup>rd</sup> Avenue. It is currently a vacant lot with a couple of significant trees, including a Cedar tree that requires removal. A Master Plan for the park was developed a year ago in an ongoing effort to raise funding.

In response to public surveys, neighborhood residents have requested a park with passive recreational activities. The park will include a play area with equipment for various age groups with nearby seating, an eight foot wide walkway around an open lawn space with four new trees, and neighborhood information kiosks at the east entrance. The possibility of extending an existing swale into the southwest corner of the site, surrounded by reclaimed natural habitat and a children's science area, is currently being developed.



Park plan (↑ north)

The landscape elements will provide diverse visual interest as well as a food source for wildlife through a range of ground covers, understory plants, and trees of various species.

#### **Discussion:**

- Dubrow:** The activities appear to be concentrated on the east side which may create dead spaces on the west end of the park.
- Boyer:** We need to provide flexible open space for various activities, while keeping the play equipment as visible from the street as possible. We may have picnic tables near the trees around the lawn. When the swale location in the southwest corner is finalized, we plan to design a nature science area for elementary kids.
- Dubrow:** Stretching the swing area out along the north edge may improve visibility.
- Boyer:** The Police Department has been emphatic about concentrating activities at the east end for visibility from the street.
- Darwish:** What is the average age of children in the area?
- Boyer:** In the last ten years the number of children between the ages of one and seven has increased 20 percent. Single family residents in adjacent neighborhoods have requested activities for small children. We have had limited responses to public notices due to language barriers; 23 different languages are spoken within the neighborhood. We are providing information kiosks at the east end of the park adjacent to the street as a venue for multi-lingual communication among residents.
- Swift:** I appreciate the comprehensive presentation, but hesitate to comment on the design at this point in the design process. I am concerned about seeing this project for the first time in the construction document phase. The Design Commission identified this project two years ago as one of particular interest and desired to be involved in its development. It is extremely difficult to constructively review and

comment on a project that is this late in the process. This has become an ongoing problem with Parks Department projects.

**Dubrow:** Why wasn't this project presented to us earlier?

**Bullard:** It has had multiple project managers and apparently slipped through the cracks. When I was put in charge of the project, I assumed that it had been presented to the Commission.

**Boyer:** This project wasn't a Parks Department project until a year ago due to a lack of funding.

**Batra:** Why is the toddler play area located nearest the entrance, it seems that a safer location would be more in the center of the play equipment.

**Boyer:** We have tried to keep the toddler play areas close to the seating area and in the most visible location. A larger problem is that many of the local residents don't supervise their children and they wander the neighborhood unattended. We have left out the more active uses to provide a quieter, more relaxing park.

**Dubrow:** Given that we are seeing it in construction documents there is little opportunity to recommend changes in the design.

**Foley:** Is the entrance path in the northeast corner a sloped ramp for ADA accessibility?

**Boyer:** Yes, and it is structurally designed for maintenance vehicle access as well.

**Batra:** Will there be fencing around the park?

**Boyer:** There is existing fencing enclosing adjacent properties, but we are not adding any fencing.

**Action:** **The Commission appreciates the comprehensive nature of the presentation. Given that the project was presented for the first time in the construction document phase, the Commission cannot recommend for or against approval.**

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090398.7    Project: **Sand Point Junior League Playground**  
                  Phase: Construction Documents  
   Previous Review: August 20, 1998  
           Presenters: Eric Gold, Parks and Recreation  
                          Anne Strode, Parks and Recreation  
                  Time: .75 hr. (hourly)

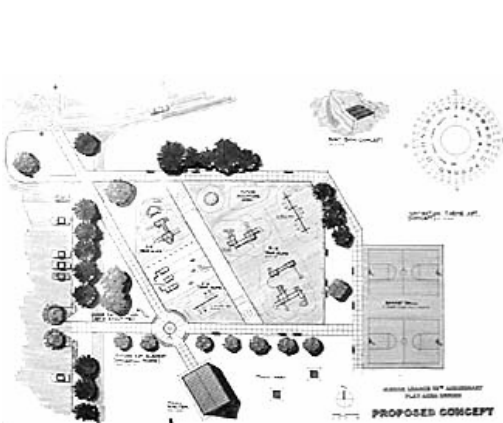
The Junior League of Seattle is celebrating their 75<sup>th</sup> Anniversary by donating a playground to the citizens of Seattle to be constructed by October 28. A public review meeting was held in March to decide on a location within the Sand Point Naval Station and a children's design day was held in May to get input from future users of the play area. The chosen location is the former site of the air traffic control tower and the theme for the play area, "air, land, and sea," references the history of the site as a prominent Naval Station

In the August 20<sup>th</sup> action the Commission recommended:

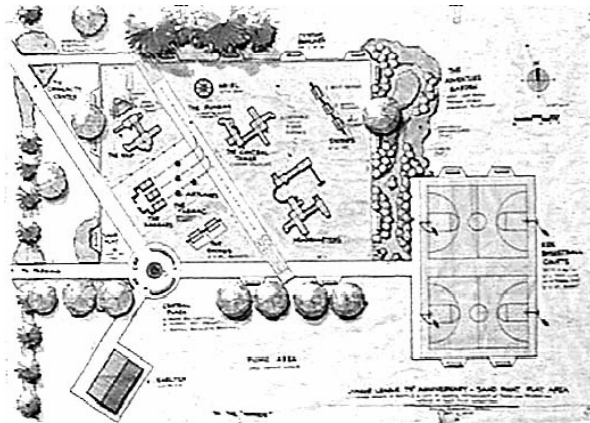
- consolidation of the two axis into a single organizing element;
- placement of the temporary picnic shelter in a less conspicuous location.

After reviewing the design in regards to these recommendations the design team concluded that the two diagonals were necessary and that combining them would compromise the function of each. The diagonal runway provides a unifying thematic feature for the play areas on each side while providing a physical buffer between children of different age groups. The runway has been extended over the north and south walkways. The diagonal walkway will maintain an open, visual connection to the Community Center. The picnic shelter has been relocated at a diagonal southwest of the circular plaza. Additional changes include bench re-locations and shifting the basketball courts to the south so that they are centered on the east-west walkway south of the play

area.



Play area plan from 8/20/98 (↑ north)



Proposed play area plan (↑ north)

The paved walkway on the east and half of the north side has been removed and a new adventure garden has been added at the northeast corner of the play area. A 40 foot grass buffer has been created at the west side, simplifying the play area geometry and allowing space for a small sand play area northwest of the circular plaza.

### **Discussion:**

- Darwish:** Have you considered trees within the play areas?
- Gold:** The entire play area is defined by existing Douglas Fir, Ash, Red Maple, and other types of trees. In our experience, trees within play areas don't survive.
- Dubrow:** I appreciate your taking a serious second look at the project. However, I still have some concerns about the project. The central elements don't seem to be at the centers of activity. Perhaps the circle plaza could be moved to the north end of the diagonal walkway. I don't agree with the two parallel diagonals, but appreciate the reference to the historic runway. Perhaps it could be rotated so that it is parallel with the east and west edges of the play area. The current plan introduces many axis lines that don't lead anywhere. I suggest terminating them with strong visual elements.
- Swift:** I have been thinking about how I would approach the project. The plan seems to be a series of isolated elements with little hierarchy. I think the runway needs to extend over the walkways and through the trees. It needs to have more visual dominance. The circle plaza could have a curved path spun off toward the picnic shelter, rather than the rigid diagonal path. Perhaps the east-west path toward the basketball courts should have a forced perspective to emphasize the vista. The project is currently a group of objects on a level site that don't energize each other.
- Sundberg:** I personally don't mind the diagonals, but they are too equal in scale and dominance. One needs to be made primary and different. You need to play with a hierarchy of the spaces. At this point everything is equal.
- Swift:** Beyond the basketball courts is a quasi-pastoral landscape. Perhaps you frame views to it with trees planted on the east end of the courts.
- Batra:** I acknowledge the amount of work you have done to date. I am excited about the addition of the sand play area, the adventure garden, and the runway separating the play areas. I agree with Barb's comments about the various elements needing more integration as a whole.



- Gold:** The circle plaza is located at the intersection with the south walkway to provide a visual connection to the parking lot access. I think locating it at the north walkway diminishes that connection.
- Dubrow:** In this case it is working against you. The diagonal walkway is focused on the overlook toward the forest and Mount Rainier beyond. The geometry of a circular plaza has an inherently inward focus. It is crucial that each element reinforce the form of the next so that all elements have a synergistic connection to the whole.
- Gold:** The circular plaza will have backless benches oriented toward the play area so that views to the south are not blocked.
- Dubrow:** Why is the circular shape of the plaza important?
- Gold:** In order to reinforce the bearing compass at the center.
- Dubrow:** Perhaps the bearing compass is more appropriate at the end of the runway where it intersects with the south walkway.
- Strode:** The project is scheduled to open on October 28<sup>th</sup>. We are scheduled to turn the design over for construction on September 21<sup>st</sup>. I love the Junior League's gift to Seattle's citizens, but there are major time constraints.
- Swift:** I think that the Junior League donation and the public-private partnership is fabulous. Sand Point is one of the last major public open spaces in Seattle. Additions to it must have a degree of design quality that is worthy of such a prominent public space and civic gesture. The plan remains a disparate group of elements and I find the design disconcerting, although I appreciate the Parks Department's work. It is distressing to think that this project will be installed in such an important site and will last 30 to 40 years. I am reminded of play areas, developed out of the Forward Thrust movement in the 60's and 70's, that had a magnificent integration of elements.
- Strode:** I have heard comments that suggest a more curvilinear approach to the design. Given the military setting, with hard, rigid lines, curves don't seem to fit the historic theme.
- Dubrow:** I'm not advocating the use of any particular shape in this design. It is a matter of weaving the pieces together into a completely unified design. The play area is a very generous civic gesture but the design is unresolved at this point.
- Gold:** I appreciate your comments, but we have tried to address your previous concerns. Given the schedule it will be difficult to incorporate additional comments. I wish there was time to develop the design further.
- Swift:** A new perspective may help. I know that the Parks Department has a roster of consultants. I suggest finding a strong conceptual designer that could pull the pieces together within the tight time frame. I realize that the comments will be difficult to address, I just want the project to have the level of design quality that merits the gift and the site.
- Dubrow:** I think that a fresh look from an outside consultant may be what the project needs.
- Foley:** I have been thinking about how the city works with donors and donated projects. It seems that we have an obligation to work with them and to make the most of the donation. The Parks Department has a number of unfunded projects already on the work program. Perhaps in the future donors can be invited to fund projects already on the work plan rather than adding new projects. We don't have a Master Plan for Sand Point with a play area in this location. I appreciate the Junior League's gift to the citizens of Seattle, but I think that the city needs to develop a more efficient way of dealing with gifts and gifted projects.

**Strode:** Those types of policy decisions need to be made at upper levels within the city. Until changes are made we will continue to find ourselves in the position of receiving gifted projects with no mechanism for managing them efficiently.

**Action:** **The Commission appreciates the response to previous comments, but cannot recommend approval of the project as presented. The Commission recognizes the current schedule and recommends the engagement of an outside consultant to develop a conceptual approach that integrates the design as a whole. The Commission will continue to review the project in a timely manner.**

**The Commission is cognizant of the time constraints, but must support a high quality design worthy of the civic gesture and its location in a significant public open space. The Commission is concerned that the donor's experience with the city has not been exemplary and suggests that the Parks Department develop a process by which gifts can be accepted as opportunities to develop pre-identified projects as a priority over new project proposals.**

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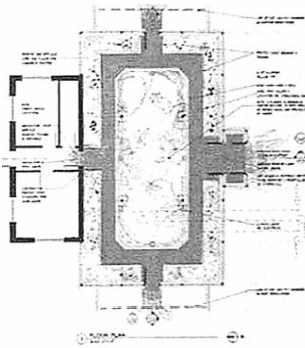
090398.8      Project: **Volunteer Park Conservatory Roof Replacement**  
                  Phase: Construction Documents  
          Presenters: Audrey Van Horne, Van Horne & Van Horne Architects  
                          Debi Wong, Parks and Recreation  
                          Adam Young, Van Horne & Van Horne Architects  
          Time: .75 hr. (0.3%)

The original Palm House portion of the Volunteer Park conservatory was built in 1912 from a prefabricated kit. In 1980, due to deterioration of the original structure, the Palm House was dismantled, structural steel members were repaired, and non-structural wood members were replaced. By 1990 the replaced wood members were equally deteriorated, in need of repair, and were again replaced with aluminum components that were 95% replications of the wood members.

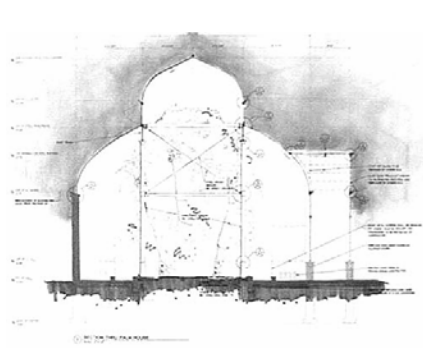


Exterior photo of central Palm House

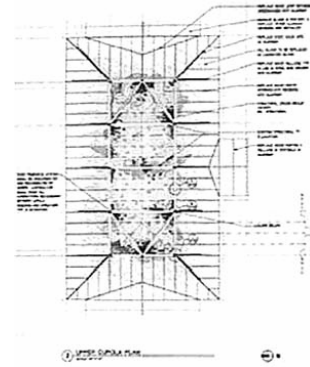
The steel rib roof structure is currently stressed to the point of collapse and will be strengthened by four six inch diameter columns below the central vault with additional diagonal and cross bracing. The character of the additional columns and bracing elements has been researched extensively to be in keeping with the early American industrial character of the existing building. The glass roof will also be replaced with laminated glass.



Palm House floor plan



Section



Palm House roof plan

### **Discussion:**

**Dubrow:** I am confident in the development of appropriate details, but am concerned about first seeing the project after it has already been submitted for permit. Why is this building not on the register of historic landmarks?

**Wong:** I don't know why it has never been nominated. I only recently found out that it wasn't.

**Dubrow:** In this case, it was the city agency's obligation to pursue nomination of the building as a historic landmark. It clearly passes the common sense test of historic importance. These structural improvements are major alterations, not in-kind replacements, to a significant Seattle landmark. I question the approach to make the new columns replications of period elements without any visual clues that they are not original. Following the Secretary of the Interior's Standards on historic preservation, some effort should be made to identify the new elements as additions and not original to the structure. Were a range of structural schemes considered and evaluated?

**Young:** We analyzed many different structural options, from changing the flat bar ribs to T-section or channel, but they were not feasible given the age of the existing steel and the compound curves and changing geometry. Changes in thickness to the existing steel ribs would be noticeable from outside the building. We also pursued a number of different bracing scenarios that proved unfeasible.

**Dubrow:** I still question the compatibility of the columns with the existing structure.

**Young:** We focused on making the columns as compatible as possible because that is the direction we were given from the Parks Department.

**Van Horne:** The scale of elements is important on this project since they are visible from nearby walkways.

**Wong:** The Parks Department desired compatibility after discussion with staff in the facility who didn't want additional elements to be distracting.

**Dubrow:** I am glad that staff had an opportunity to comment on the project, but the most appropriate review of the building would be from the Landmarks Board.

**Wong:** I recently asked the Landmarks Board if they wanted to review the project and they declined, since it is not a registered landmark.

**Dubrow:** It was the city's responsibility to find out about the landmark status and to pursue nomination of the building as a landmark when the project began. I am distressed to hear that they declined a presentation of the project. This facility is equivalent as a Seattle landmark to the Space Needle, and warranted extraordinary means to pursue designation.

- Swift:** This is another case of seeing a Parks Department project after the design development phase has been completed. It greatly limits our ability to constructively comment on the project. This is becoming a serious problem within the Parks Department which we need to address.
- Dubrow:** What prohibited a presentation to the Commission prior to this date?
- Wong:** It was considered a Major Maintenance Project and it was my understanding that the Commission only reviewed projects with alterations to the exterior.
- Sundberg:** I think the additional elements are appropriately scaled and appreciate the thoughtful attention to detail and historical research.
- Foley:** I agree that the details are well designed and scaled. Had we seen the project earlier, with an opportunity to discuss various roof support system options, perhaps we would have come to the same conclusion.
- Murdock:** It is my understanding that the Landmarks Board is not in a position to review projects that are not designated landmarks.
- Dubrow:** The Design Commission operates differently and welcomes early, informal briefings. In this case, the city had an obligation to nominate the project for landmark status.
- Action:** **The Commission appreciates the briefing as the project is submitted for permit and appreciates the comprehensive research and attention to detail in developing the design solution. The Commission strongly encourages the Parks Department to pursue designation of the building as a historic landmark. Given that the project was presented for the first time after the construction document phase, the Commission cannot recommend for or against approval, but requests that future Parks Department projects be presented early in the design process.**